



Darren Short  
1419 Bates Court  
Brookhaven, Georgia 30319  
Feb 2, 2015

Zoning Board of Appeals  
City of Brookhaven  
4632 Peachtree Road  
Brookhaven, Georgia 30319

Re- Variance Request to increase Impervious Ratio to 39% @1419 Bates Court  
Tax Parcel 18-237-03-012

I, Darren Short, the owner of 1419 Bates Court hereby request a variance on my property to increase the impervious ratio from the maximum allowed of 35% to 39%. This is according to revised plans prepared by Betterton Surveying dated Feb 2, 2015 clearly showing all proposed impervious areas of new screen porch plus BBQ deck and new relocated steps, etc.

I am requesting this variance due to exceptional shallowness, shape and size of this 9171 square foot lot that has required previous variances. The narrowness shape and size of this lot was created long before I purchased this lot and the literal interpretation and strict application of the impervious ratio would deprive us of Rights and Privileges of a new home enjoyed by other property owners in the same zoning district.

I also find that there are numerous other new homes dotting Bates Court and throughout Brookhaven Fields that are far in excess of our request for the increased impervious ratio thereby not constituting grant of special privilege inconsistent with the limitations upon other similar properties in this R75 zoning district. The granting of this variance will not in any way be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which Bates Court is located.

If variance is granted my permit request for improvements needed by my family will also include practices that will capture 1.2 inches of runoff from rooftops to be discharged no less than 24 hours and that facilitates discharge through infiltration, transpiration and evaporation.

Darren Short

Very truly yours,  
Darren Short

